

**City of Eau Claire
Plan Commission Minutes
Meeting of April 4, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Pederson, Radabaugh, Seymour, Weld
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Ivory, Genskow, Noel and Ms. Thompson

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1576-16) – North Side Hill Neighborhood – Downzoning; and**
CONDITIONAL USE PERMIT (CZ-1607) – Tavern within a CBDP Zoning, 840 E. Madison Street; and
CONDITIONAL USE PERMIT (CZ-1608) – Tavern within a CBDP Zoning, 924 E. Madison Street

Mr. Ivory provided an overview of an application submitted by the Plan Commission to rezone properties within the North Side Hill Neighborhood from C-2 and C-3 to R-2 and CBDP, to approve conditional use permits for two existing taverns in a CBDP zoning district, and to adopt the general development plan. The rezoning affects 14 property owners. It is needed to address differences in current land use verses zoning and to rectify non-conformities including building setbacks. The change is consistent with the North Side Hill Neighborhood Plan. Two meetings were held prior to the public hearing and staff received no opposition regarding proposed changes.

No one spoke in opposition.

Mr. Pederson moved to recommend approval of the rezoning and to approve the two conditional use permits subject to City Council approval of the rezoning. Ms. Ebert seconded and the motion carried.

2. **CONDITIONAL USE PERMIT (CZ-1606) – Professional Office, Syverson Home; and**
COMMUNITY BASED RESIDENTIAL FACILITY (CBRF-1-16) – Assisted Living and Memory Care

Mr. Ivory presented a request to allow at 816 Porter Avenue professional office use an R-4 zoning district, and to approve Special Zoning Permission for an existing building with more than 16 units in an R-4 district and that is located within 2,500 feet of another CBRF.

The property is currently a skilled nursing home on three levels. Proposed changes include: the lower level would retain a skilled nursing home for 17 persons; the second floor would become Grace Lutheran Foundation offices for 22 employees, along with the possibility of containing a small free clinic with 3 staff persons and up to 6 patrons; the third level would have a 42-person CBRF. This would be for half memory care and for half elderly care. The CBRF needs special zoning permission and is located within 2,500 feet of another CBRF. There are 70 parking stalls on site. The CBRF and nursing home would use 30 stalls and the office 25, which leaves 15 stalls for a possible free clinic.

No one spoke in opposition to the project.

Ms. Mitchell moved to approve the conditional use permit and recommended approval of the CBRF subject to City Council approval. Mr. Radabaugh seconded and the motion carried.

3. **EXCESS LAND– 5th Street and Walnut Street**

Ms. Thompson stated this excess City property (No. 09-0297) is suitable for a new single family home. Walnut Street is not proposed to be vacated because it is needed for alley access.

Mr. Larsen moved to recommend approval of declaring excess land at 5th Street and Walnut Street. Ms. Ebert seconded and the motion carried.

4. **EXCESS LAND– 1609 Rist Avenue**

Ms. Thompson stated the property was acquired in 2014 by tax deed since the home needed to be razed due to its deteriorated condition. The sale will help recoup some of the cleanup costs. A new single-family home could be built on the lot.

Mr. Brenholt moved to recommend approval of declaring excess land at 1609 Rist Avenue. Mr. Radabaugh seconded and the motion carried.

5. **EXCESS LAND– 8th Street**

Ms. Thompson presented a request to declare (Part of No. 14-0490) at 8th Street south of Truax Blvd. as excess land. It was acquired in 1970 by tax deed. Bike racks for the safe routes to school program have been placed on the lot. It is recommended that the City sell the lots to the Eau Claire Area School District.

Mr. Granlund moved to recommend approval of declaring excess land at 8th Street south of Truax Blvd. Mr. Larsen seconded and the motion carried.

6. **EXCESS LAND– 1500 East Clairemont Avenue**

Ms. Thompson presented a City request to declare land at 1500 East Clairemont Avenue, which was previously reserved for a future fire station, as excess. It was bought in 1961, but the intended fire station was built elsewhere and some of the land was dedicated to the DOT for the state highway. One or two duplexes could be built on the lot after being sold.

Ms. Mitchell moved to recommend approval of declaring excess land at 1500 East Clairemont Avenue. Mr. Pederson seconded and the motion carried.

7. **EXCESS LAND– South of 614 & 622 East Madison Street**

Ms. Thompson presented a City request to declare two lots as excess land south of 614 and 622 East Madison Street. The properties were purchased in 1975 for the realignment of Germania Street and Madison Street. Properties could be sold to adjoining property owners to the north.

Ms. Mitchell moved to recommend approval of declaring excess land south of 614 and 622 East Madison Street. Mr. Brenholt seconded and the motion carried.

8. **ACQUISITION – 10 West Madison Street**

Ms. Thompson presented a City request to acquire a portion of a lot from a property owner at 10 West Madison Street. The land would be used for a north-south trail that would go underneath the Madison Street Bridge.

Mr. Radabaugh moved to recommend approval of the acquisition at 10 West Madison Street. Seconded by Mr. Pederson and the motion carried.

9. **SITE PLAN (SP-1546) – Office Building, Oakwood Hills Parkway**

Mr. Ivory presented a request to approve a site plan for a proposed 4,646 square foot office building at 3502 Oakwood Hills Parkway. The proposal shows 38 parking stalls. The required maximum parking is 20 stalls; however, the Plan Commission can waive this maximum based on a parking analysis provided by the applicant. The applicant is asking for the full 38 stalls because the building will have two to three tenants, with a signed medical lease already in place that will create more demand. They also are requesting this approval because they have no on-street parking. A six-foot fence needs to be placed along the west lot line and they need to work with the owner to the north to see if the fence needs to continue. The parkway median will remain so there will only be a right-in and right-out driveway access.

Applicant, Tim Pabich of Royal Construction, discussed the need for having the 38 parking spaces because of the medical, in addition to no on-street parking. The extra is for future tenants as well and there is still sufficient greenspace. They would like to slope the sidewalk connection to the public sidewalk. Lighting will be downcast LED to reduce light trespass to adjacent properties.

Brian and Sarah Ramsey, 3525 Cypress Street, stated they have concerns about lighting, privacy, and pedestrian trespass along the north property line. They would like to see a 6-foot privacy fence extend across the north lot line. They wanted to know where parking lot snow removal would be stored and if mature trees along the shared lot line were damaged when the developer graded the site.

Mr. Pabich stated he will extend the privacy fence along the north property line to the east jog of the property line and would be willing to work with the Ramsey's regarding possible tree damage and removal.

Mr. Genskow stated an erosion control plan was in place before the developer started grading.

Mr. Larsen moved to approve the site plan subject to the conditions of the staff report, and included that the privacy fence be located along the north lot line to the east lot line jog. Ms. Mitchell seconded and the motion carried.

10. **SITE PLAN (SP-1611) – Four 4-plexes, Western Avenue; and**
PRELIMINARY PLAT (P-1-16) – Western Avenue

Mr. Ivory presented a request to approve a site plan for four 4-plex apartment buildings and a preliminary plat located on the east side of Western Avenue and north of Waller Street. The development is on 4.11 acres, for four lots and two outlots, and zoned R-3P. The preliminary plat and site plan are consistent with the previously approved general development plan. Outlots must be retained by the property owners to the west. Areas of 20 percent slope must be defined as non-buildable on the final plat. The site plan shows the layout of the four 4-plexes. The setback building on Lot 1 needs to be noted as 10 feet on the north side. Required parking is provided in the attached garages.

A buffer plan needs to be provided for landscaping on the north and south lines because they abut residential. A hammer-head turnaround is needed on Lot 4 for emergency purposes.

Applicant, Richard Golde of Golde Properties was concerned that new landscape buffering along the south property line may not become established due to the existing tree canopy.

Mr. Ivory stated that staff would work with the applicant regarding the south buffering.

Mr. Pederson moved to approve the preliminary plat and the site plan subject to the conditions of the staff report. Mr. Seymour seconded and the motion carried.

11. **SITE PLAN (SP-1612) – Renew Church, with required parking within 800' of the site**

Mr. Ivory stated that staff had received a letter from the applicant to withdraw the application at 204 E. Grand Avenue.

12. **DISCUSSION/DIRECTION**

A. Neighborhood Revitalization Task Force

The next meeting is Thursday, April 14, 2016 at 7 p.m. at RCU. The meeting will be to discuss possible solutions members have heard at the previous meetings.

B. Code Compliance Items

None.

C. Future Agenda Items

Ms. Mitchell stated the City should consider developing an arts and culture plan as part of the Comprehensive Plan. She noted artisan live-work units were discussed in the November issue of APA's Planning Magazine.


Mr. Weld noted the problematic turning movements in and out of Kwik Trip on W. Madison Street. Mr. Genskow indicated that when improvements are slated to be made to Madison Street and Oxford Avenue, they could research beforehand what might facilitate better traffic movements.

D. Additions or Corrections to Minutes

None.

5. **MINUTES**

The minutes of the meeting of March 14, 2016 were approved.



Jamie Radabaugh, Secretary